



# *Town of Brookline*

## *Massachusetts*

### PLANNING BOARD

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Mark J. Zarrillo, Chairman  
Linda K. Hamlin, Clerk  
Robert Cook  
Steven A. Heikin  
Steven R. Kanes  
Sergio Modigliani  
Jonathan Simpson

### **BROOKLINE PLANNING BOARD MEETING MINUTES** **Room 111, First Floor, Brookline Town Hall** **June 12, 2014 – 7:30p.m.**

**Board Present:** Mark Zarrillo, Linda Hamlin, Robert Cook, Steven Heikin, Steven Kanes and Sergio Modigliani

**Staff Present:** Polly Selkoe

Mark Zarrillo called the meeting to order at 7:30 pm.

### **BOARD OF APPEALS CASES**

**104 Coolidge Street** – construct a two-story addition and elevator at the rear, requiring rear yard setback relief (6/26) Pct. 9

Polly Selkoe described the case and the zoning relief required.

Applicant Jagdish Dhingra explained the necessity of installing an addition with an elevator for his wife.

Mark Zarrillo *motioned to recommend approval*.

Steven Heikin *seconded* the motion.

**Voted (6-0): The Planning Board recommends approval of the plans by RAV & Associates, Inc., dated 2/25/14, and the site plan by Everett M. Brooks Co. Surveyors & Engineers, dated 3/13/14, subject to the following conditions:**

1. Prior to the issuance of a building permit, final elevations, indicating all materials and floor plans, shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. Prior to the issuance of a building permit, a final landscaping plan indicating all counterbalancing amenities, shall be submitted to the Assistant Director of Regulatory Planning for review and approval.

3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations and floor plans stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**1014 Boylston Street** – construct a 913 square foot pool house, requiring relief to build an oversized accessory structure (7/17) Pct. 14

Polly Selkoe described the case and the zoning relief required.

Construction Manager Bud Kelly, representing the applicant, explained that it is a very secluded lot and the pool house will not be visible to any neighbors.

There was a discussion about how this case was different from a previous case involving a pool house. Polly explained that in that case a variance for an FAR was required whereas this case the FAR for the lot was met.

Mark Zarrillo ***motioned to recommend approval.***  
Robert Cook ***seconded*** the motion.

**Voted (6-0): The Planning Board recommends of the approval site plan and plans by Hawk Design, Inc., dated 4/3/14, and the pool house elevations by Catalano Architects, Inc., dated 4/16/14, subject to the following conditions:**

1. Prior to the issuance of a building permit, a final site plan, elevations, and floor plans of the pool house, shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations and floor plans stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**7 Harvard Avenue** (continued) – convert from a two-family to a single-family dwelling and business use, and construct additions at the side and rear, requiring parking and setback relief (7/17) Pct. 7

Polly Selkoe described the case and the zoning relief required.

Bailey Gabney from Bob Allen's law office introduced the architect.

Architect Chih Ming Lee described the revisions to the elevations.

It is 22 s.f. less than previous plan and conforms to the allowed FAR. The roof height will likely be reduced under the allowed 40', but this needs to be confirmed when the engineer has finished his analysis.

Mark Zarrillo – this is a better plan.

Linda Hamlin asked about design of the bay which is a square, not angled.

There was a discussion about the height of the second floor doors and a suggestion that the overhangs project less.

The Board felt the design was improved and recommended that the new siding not be vinyl.

Mark Zarrillo ***motioned to recommend approval.***

Bob Cook ***seconded*** the motion.

**Voted (6-0): The Planning Board recommends approval of the plans and elevations prepared by OoDD Architects, LLC, dated 5/27/14, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans and elevations, and all salient dimensions and materials, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered engineer or land surveyor; 2) final building elevations and floor plans, stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**21-39 Sears Road** (continued) — ~~construct a common driveway to serve four lots requiring a special permit for a common driveway (6/26) Pct. 15~~ **POSTPONED**

**280 Warren Street** – construct a garage addition for three to five additional parking spaces for a total of 7-9 spaces, requiring rear yard setback relief and the use (7/17) Pct. 15

Polly Selkoe described the case and the zoning relief required.

Architect Claudia Noriello described the design of the garage addition. The rear elevation is not visible to neighbors on this oversized lot.

Mark Zarrillo *motioned to recommend approval*.

Steven Heikin *seconded* the motion.

**Voted (6-0): The Planning Board recommends approval of the plans by Noury-Ello Architects dated 2/26/14, and the site plan prepared by Everett M. Brooks Company, dated 3/25/14, subject to the following conditions:**

1. Prior to the issuance of a building permit, final elevations and floor plans of the garage shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. Prior to the issuance of a building permit, a final landscaping plan shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
3. Prior to the issuance of a building permit, the applicant shall submit evidence that the proposal has been reviewed and approved by the Brookline Conservation Commission to the Building Commissioner.
4. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations and floor plans stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

### **Minutes**

Mark Zarrillo *motioned to recommend approval* of the minutes from May 1<sup>st</sup> with revisions.

Linda Hamlin *seconded* the motion.

Voted (5-0, Steven Heikin abstained)

**Meeting adjourned.**

### **Materials Reviewed During Meeting**

- Staff Reports
- Site Plans and Elevations
- Minutes of the May 1, 2014 Planning Board Meeting